



# BLACKBERRY COURT

Farthingstone, Northamptonshire, NN12









# Blackberry Court

## Farthingstone, NN12

- Desirable village location
- Spectacular countryside views
- Large plot extending to 0.88 Acres
- Six bedrooms
- Spacious accommodation with high ceilings
- Two-storey detached double garage /workshop
- Superb orangery with underfloor heating
- Large kitchen / breakfast room
- Three large reception rooms
- Arts & Crafts inspired design
- Family bathroom and two en-suite shower rooms
- Drawing room with open fire
- Professionally landscaped south facing garden

### Description

Located on a hillcrest in the beautiful rural Village of Farthingstone and with far reaching panoramic views, Blackberry Court is a well-proportioned, 6-bedroom, family home with professionally landscaped south facing gardens, two-storey detached double garage / workshop, and a delightful south facing orangery with lantern roof and bifold doors opening onto a large patio area.

Blackberry Court occupies a plot which extends to 0.89 acres and is one of three similar designed executive linked homes sitting on the footprint of the former Agnew family home, Little Court House. The property has been sympathetically designed to emulate the Arts & Crafts aspirations of the original architect, Walter Frederick Cave FRIBA (1863-1939) and features coursed ironstone walls with dressed-stone window surrounds and steeply pitched roofs.



Farthingstone is a beautiful village situated on the brow of a hill and surrounded by breathtaking countryside. There are many picturesque stone houses and the Joymead gardens, which are open to the public, are a beautiful space within which to catch 10 mins peace and tranquillity.







# The Property

## Entrance Hall

The spacious entrance hall is through a storm porch with six-panel solid timber door beneath a projecting timber canopy clad with natural slates. Flooring comprises oak effect timber laminate boards which extend through to the Family Room and Ground Floor Cloakroom. The oak stair case has been constructed with half-landings and bullnose risers and leads to the first-floor galleried landing. There is a large four-unit window providing excellent natural lighting and the high ceilings have ovolo plaster covings.

## Kitchen / Breakfast room

The large south-facing kitchen / breakfast room has been fitted with Shaker-style base and wall units incorporating marble effect worksurfaces and a large ceramic sink-and-a-half with chrome mixer taps. A central island with breakfast bar provides additional work surface space and the three-unit double-glazed window provides wonderful views of the landscaped rear garden together with the remnants of the original Italianate wall and hexagonal gazebo. Views extend past the garden to pastureland and fields. There is an electric four-burner induction hob and part-glazed brushed steel extractor fan with recessed downlights. A built-in Neff two-door oven is provided and there is space for a large double door fridge freezer with wine storage above. Floors are finished with marble effect ceramic tiling with electric underfloor heating.

## Orangery

The kitchen opens through into the delightful orangery with double-glazed timber-framed lantern roof which is fitted with electrically operated Velux roof lights and decorative steel ties. Perimeter downlights have been provided and the marble effect ceramic floor tiles with underfloor heating flow through from the kitchen. The orangery is neutrally decorated with French Gray windows and bifold doors which open onto a large patio and the landscaped garden beyond creating a spectacular family or entertaining area.

Glazed French doors with leaded lights and side casements open into the main Drawing Room and there is a 3-unit leaded light window adjacent to the Family Room.

## Family Room

The family room is located centrally within the property but has natural lighting from a three-unit leaded light window backing on to the large orangery. High ceilings and ovolo covings create a sense of space and decorations are neutral with oak effect laminate floor boards and torus profile skirtings. The family room leads into the kitchen through an archway and has a six-panel solid pitch pine door to the main entrance hall. There is a Minster style surround fireplace with electric flame effect fire.



Sitting on the footprint of the former Agnew family home, Blackberry Court has been sympathetically designed to emulate the Arts & Crafts aspirations of the original architect, Walter Frederick Cave FRIBA, with coursed ironstone walls, dressed-stone window surrounds, and steeply pitched roofs.







# The Property

## Dining Room

A perfect area for formal entertaining with double-swing, six-panel doors opening from the main entrance hall and a deep-set bay window providing wonderful views of the front garden and countryside beyond.

## Drawing Room

The drawing room is located to the front right-hand side of the property and has a large three-unit leaded light window which, again, providing fantastic countryside views extending all the way to Mantles Heath on the horizon where spring bluebells flower in the woodland glade. Again, the high ceilings have been finished with perimeter ovolo plaster covings and there are recessed spot lights to the perimeter. Floors are finished with plush cut-pile carpet and there are torus profile skirtings.

The feature fire place has a classically styled stone surround with chamfered hearth and is fitted with a traditional black fire insert with grate and hood. Timber shelving has been provided to the right-hand side of the fire place with concealed fixings. French doors with side lights open into the spacious orangery.

## Utility

The utility space is accessed from the kitchen and has an external solid six-panel door providing access to the side aspect. The room is fitted with a range of base units incorporating oak work surfaces and upstands with a stainless-steel inset sink with mixer tap. There is space for a washing machine and tumble drier. A vented timber panel door opens to the understairs cupboard where the floor mounted oil boiler is located together with space for storage and shelving.

## Ground floor cloakroom

A good size cloakroom with clam-shell wash hand basin and close-coupled WC. There is a leaded light window providing natural lighting and ventilation to the front aspect.









# The Property

## First Floor Landing

The first-floor galleried landing has perimeter ovolo plaster covings and torus profile skirtings. Natural lighting is provided by the four-unit double glazed window and six-panel doors lead to the main bedrooms, family bathroom and airing cupboard. A matching flight of timber stairs with lower half landing leads to the second-floor accommodation.

## Master bedroom

An extensive double-bedroom with panoramic countryside views to the front aspect and a built-in wardrobe with double swing six panel doors. Cut-pile plush carpet has been fitted throughout and there are recessed spotlights to the perimeter. A six-panel door leads to the ensuite shower room.

## Ensuite to Master bedroom

Located to the front elevation of the property and fitted with a high-specification three-piece suite comprising walk-in shower with glazed screen and rainfall shower, inset ceramic sink with chrome mixer tap, and low-level WC. Black ash timber effect laminate floor boards have been installed and lighting is provided by the two-unit double glazed window and recessed spotlights.



Situated equidistant between the market towns of Towcester and Daventry, Farthingstone is less than a 40-minute commute to Milton Keynes where further facilities are available as well as Milton Keynes Central Railway with direct and frequent trains to London Euston.







# The Property

## Bedroom Two

A south facing double bedroom with ensuite. Bedroom two overlooks the landscaped rear garden with far reaching countryside views. The room is part vaulted with recessed spot lights and plush cut-pile carpet. A large wardrobe with double swing doors provides good storage.

## Ensuite to Bedroom Two

The second ensuite is neutrally decorated and also incorporates a three-piece suite comprising of shower cubicle, wash hand basin and low-level W.C.

## Bedroom 3

A further good sized double bedroom, again with plush cut pile carpet and a south facing leaded light window overlooking the rear garden and countryside beyond. There is ample space for freestanding storage units.

## Bedroom 4

Currently used as a dressing room, bedroom 4 is a single bedroom located to the front right-hand side of the property with double-unit window overlooking the front aspect with far reaching views to Mantels Heath.

## Bedroom 6

A single bedroom currently used as a study or hobby area with two-unit window overlooking the rear garden with storage space beneath the second-floor staircase.

## Family Bathroom

Fitted with a four-piece suite comprising quadrant shower, close couple WC, large wall mounted wash hand basin with chrome mixer tap and vanity unit beneath, and double-ended contemporary bath with central chrome mixer tap and separate shower hose. Walls are finished with large ceramic tiles and flooring comprises stained oak effect laminate boards. A two-unit double glazed window to the side elevation provides natural lighting and ventilation. Heating is via a contemporary vertical slatted chrome radiator.

## Bedroom 5

Second floor accommodation comprises a large part vaulted bedroom accessed from the second-floor landing. Tri-directional spotlights have been installed and there is a large built-in three door corner wardrobe. Natural lighting is provided by the two unit double glazed leaded light dormer window to the rear aspect overlooking the garden and with extensive views beyond.

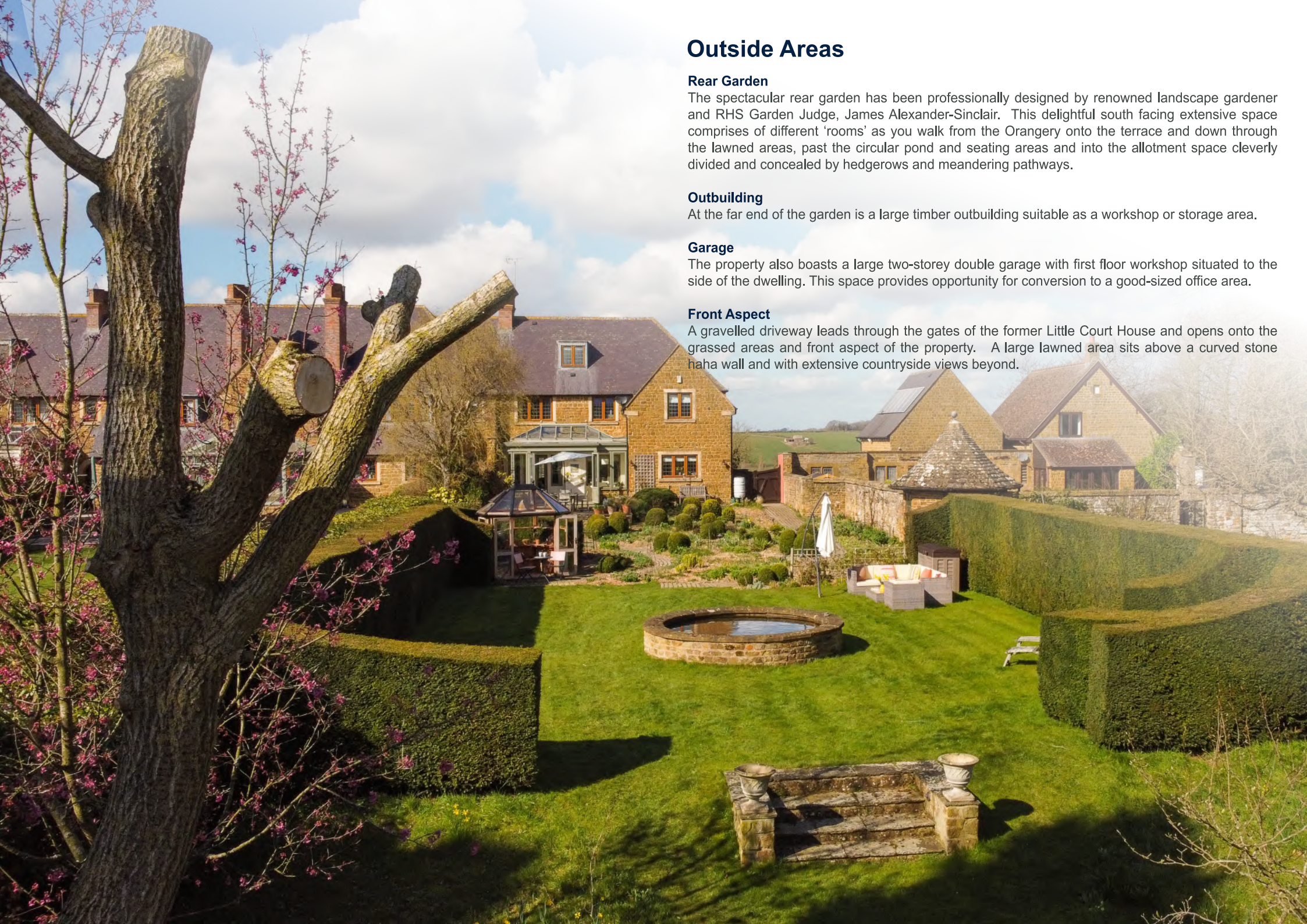


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## Outside Areas

### Rear Garden

The spectacular rear garden has been professionally designed by renowned landscape gardener and RHS Garden Judge, James Alexander-Sinclair. This delightful south facing extensive space comprises of different 'rooms' as you walk from the Orangery onto the terrace and down through the lawned areas, past the circular pond and seating areas and into the allotment space cleverly divided and concealed by hedgerows and meandering pathways.

### Outbuilding

At the far end of the garden is a large timber outbuilding suitable as a workshop or storage area.

### Garage

The property also boasts a large two-storey double garage with first floor workshop situated to the side of the dwelling. This space provides opportunity for conversion to a good-sized office area.

### Front Aspect

A gravelled driveway leads through the gates of the former Little Court House and opens onto the grassed areas and front aspect of the property. A large lawned area sits above a curved stone hahha wall and with extensive countryside views beyond.



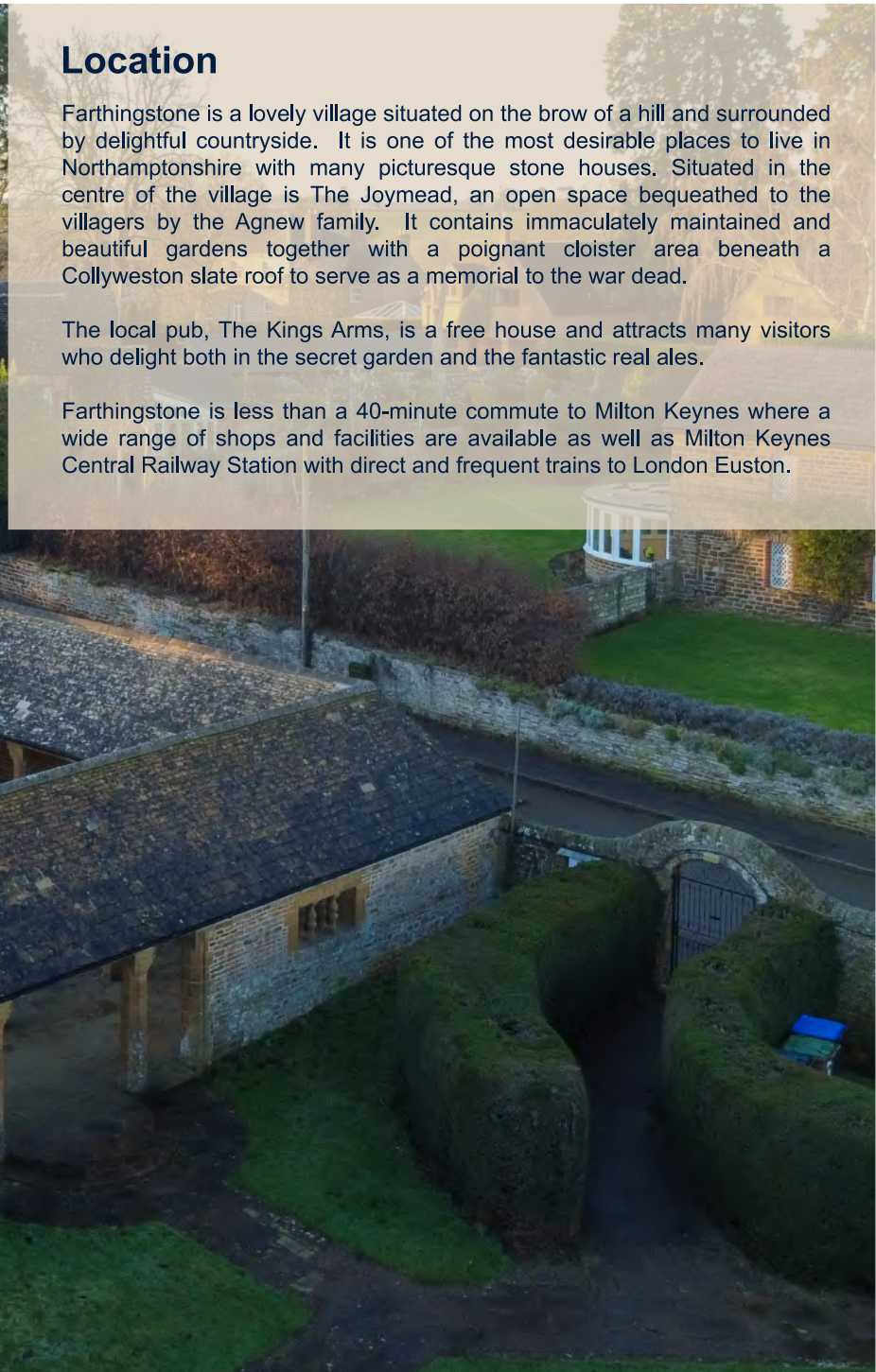


## Location

Farthingstone is a lovely village situated on the brow of a hill and surrounded by delightful countryside. It is one of the most desirable places to live in Northamptonshire with many picturesque stone houses. Situated in the centre of the village is The Joymead, an open space bequeathed to the villagers by the Agnew family. It contains immaculately maintained and beautiful gardens together with a poignant cloister area beneath a Collyweston slate roof to serve as a memorial to the war dead.

The local pub, The Kings Arms, is a free house and attracts many visitors who delight both in the secret garden and the fantastic real ales.

Farthingstone is less than a 40-minute commute to Milton Keynes where a wide range of shops and facilities are available as well as Milton Keynes Central Railway Station with direct and frequent trains to London Euston.











# DAVID COSBY

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